

from and after any such failure shall be unlawful and without right, and such possession shall give lessee no right whatever, but he may be expelled at any time after such forfeiture of this lease. Provided, however, that before there shall be a forfeiture for failure to pay taxes or renew insurance, lessor shall give notice to lessee for such reason or reasons of his intention to forfeit unless the taxes shall be paid or the amounts due <sup>to lessor</sup> for such renewals of insurance shall be paid, within thirty (30) days from one date of the delivery of such notice.

#### COMPARED

It is further agreed between lessor and lessee that for and in consideration of the sum of ten thousand six hundred thirty dollars (\$10,630.00), sixty-five hundred dollars, (\$6,500.00) of which was this day paid by lessee to lessor, the receipt of which is hereby acknowledged, and four thousand one hundred thirty dollars, (\$4,130.00) which lessee agrees to pay on May 15, 1922, and upon payment of which at the time specified this option depends, lessor hereby grants and gives to the lessee herein the right and option at any time prior to the 30th day of April, 1923 to purchase the said real state of lessor at and for the sum of ninety five thousand dollars (\$95,000.00) plus the full amount of seven thousand six hundred dollars (\$7,600.00) the rent for the full year, upon giving to the lessor sixty (60) days' notice of the date upon which lessee intends to exercise such option, and intends to make payment of said purchase price, which date so fixed for payment must be on or before April 30, 1923, it being understood that no declaration of the lessee, of his intention to exercise such option shall be effective to bind the lessor, unless accompanied by tender of the full amount of the purchase price hereinabove set forth, at the time specified in the notice aforesaid.

It is further agreed between lessor and <sup>lessee</sup> that this lease and the option of purchase, may, if all rents and payments herein provided to be paid by the lessee to the lessor for and during the year ending 1923, have been fully paid, at the option of the lessee, be extended for one year from the 30th day of April, 1923, by payment by the lessee to the lessor, on or before the 30th day of April, 1923, of the sum of five thousand dollars, which amount it is understood is consideration for such option only, and that as rent for the extended term of the lease the lessee shall pay to the lessor, upon the 30th day of April, 1924, the sum of seventy two hundred dollars (\$7,200.00) and, in event of the extension of this lease, all the terms, covenants and conditions hereof shall be effective during such extended term, except that the amount of rent shall vary in accordance herewith; and,

In like manner, this lease and option to purchase may be extended from year to year on the <sup>each</sup> 30th day of April, in each year, by payment by the lessee to lessor, on or before that date in each year, of the sum of five thousand dollars (\$5000.00) until the 30th day of April, 1941, and the rents to be paid on the 30th day of April in each year following the year 1924, for the several years this lease and option shall be extended, if extended, shall be the amounts set opposite the several years, as follows:

YEAR	AMOUNT OF RENT
1925	\$6,800.00
1926	6,400.00
1927	6,000.00
1928	5,600.00
1929	5,200.00
1930	4,800.00
1931	4,400.00
1932	4,000.00
1933	3,600.00
1934	3,200.00
1935	2,800.00
1936	2,400.00
1937	2,000.00
1938	1,600.00
1939	1,200.00
1940	800.00
1941	400.00